22a Cross Street, Enderby LE19 4NJ
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Porch

Lounge Diner
15'3 x 12' (4.65m x 3.66m)

Breakfast Kitchen
12 x 8'8 (3.66m x 2.64m)

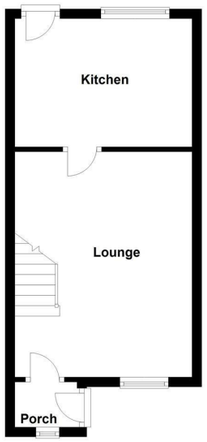
Landing

Bedroom One
12 max x 10'6 (3.66m max x 3.20m)

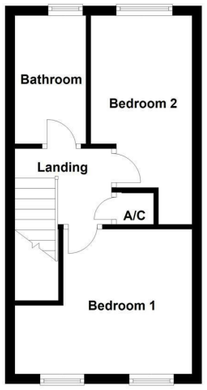
Bedroom Two
13'9 x 6'10 max (4.19m x 2.08m max)

Family Bathroom
10'8 x 4'10 (3.25m x 1.47m)

Ground Floor



First Floor



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 - Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

14 Meadows Edge, Narborough, LE19 4LZ

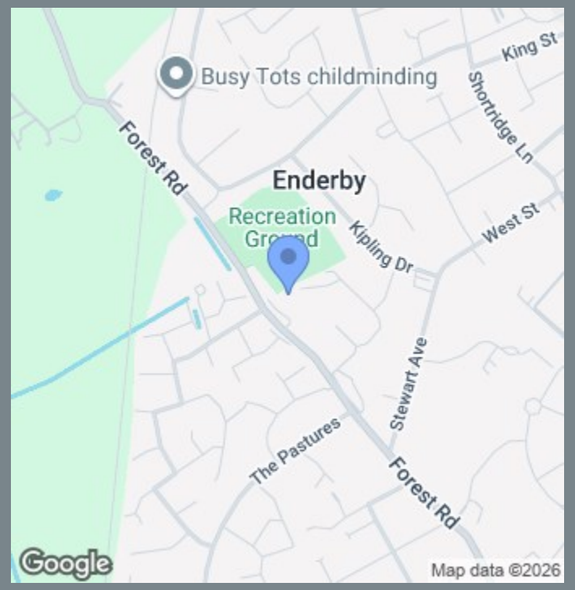
£230,000

OVERVIEW

- Stunning Family Home
- Ideal First Time Buy
- Fabulous Location
- Porch & Beautiful Lounge
- Breakfast Kitchen
- Two Double Bedrooms
- Bathroom
- Driveway & Landscaped Garden
- An Early Viewing Is Advised
- EER - C, Freehold, Tax - B

LOCATION LOCATION....

Meadows Edge on The Pastures in Narborough is a highly sought-after location, known for its modern setting, strong community feel and excellent local amenities. Families are particularly well served by the popular The Pastures Primary School, which is within easy reach, along with Brockington College for secondary and further education. The area enjoys lovely green spaces and parks close by, perfect for walks, outdoor play and family time, while the nearby River Soar and surrounding countryside offer scenic routes for walking and cycling. Narborough village centre provides a great selection of local shops, cafés, pubs and everyday conveniences, with the larger retail and dining options at Fosse Park just a short drive away. Transport links are a real highlight, with Narborough Train Station offering direct services to Leicester and Birmingham, regular bus routes nearby, and excellent road access to the M1 and M69 for commuters. With its attractive surroundings, good schools, friendly neighbourhood atmosphere and superb connectivity, Meadows Edge is an ideal place to call home.



THE INSIDE STORY

This beautiful semi-detached home is set in a highly desirable location & offers a warm, welcoming atmosphere throughout, making it ideal for a wide range of buyers. An inviting entrance porch leads into the spacious lounge diner, a bright & comfortable room with a front-facing window that floods the space with natural light. With ample room for both relaxing & dining, this versatile space is perfect for everyday living as well as cosy evenings at home. The breakfast kitchen is both charming & practical, featuring classic shaker-style white cabinetry complemented by solid oak worktops for a timeless look. A traditional Belfast sink adds character, while the electric oven & gas hob cater perfectly for everyday cooking. There is plumbing for a washing machine & tumble dryer, along with space for a fridge freezer. A breakfast bar provides a sociable spot for casual dining, morning coffee or entertaining. To the first floor, the landing leads to two generous double bedrooms, each offering a peaceful retreat with ample space for wardrobes & additional furnishings. The bathroom is fitted with a three-piece suite, offering everything needed for both daily routines & relaxing soaks. Externally, the property benefits from off-road parking & a lawned garden to the front. The landscaped rear garden offers a private & tranquil space, featuring a raised decked area ideal for alfresco dining or entertaining, along with a lawned section perfect for relaxing & enjoying the sunshine. This charming home combines comfort, character & location beautifully.